

**FIRST AMENDMENT TO THE CONTRACT BY AND BETWEEN
THE CITY OF WARRENVILLE AND SEBERT LANDSCAPE COMPANY
FOR MOWING AND LANDSCAPING SERVICES**

THIS FIRST AMENDMENT is made and entered into as of the 17th day of February, 2026, by and between the City of Warrenville, an Illinois home rule municipal corporation (“**City**”), and Sebert Landscape Company, an Illinois corporation (“**Contractor**”). In consideration of the recitals and mutual covenants and agreements set forth in this First Amendment, the receipt and sufficiency of which are hereby acknowledged and agreed, the parties agree as follows:

Section 1. Recitals.

A. The City and the Contractor entered into that certain contract titled “City of Warrenville Contract – 2025 Mowing and Landscape Maintenance” dated February 20, 2025 (“**Contract**”) for mowing and landscaping services (“**Work**”).

B. Section 3 of the Contract provides that the initial term of the Contract shall not exceed one year, provided, however, that the City and the Contractor may mutually agree to extend the Contract for up to three additional one-year periods.

C. Section 2 of the Contract provides that the Contractor will take in payment for all Work under the Contract the compensation set forth on the Schedule of Prices attached to the Contract as Attachment C.

D. The City and Contractor desire to renew the Contract for the first additional one-year period starting February 20, 2026 and ending February 19, 2027 (“**First Renewal Term**”).

E. The Contractor has agreed to take in payment for all Work during the First Renewal Term the compensation set forth on **Exhibit A** to this First Amendment (“**Updated Schedule of Prices**”).

F. The City and the Contractor desire to amend of the Contract (“First Amendment”) to renew the Contract for the First Renewal Term and add the Updated Schedule of Prices.

Section 2. Definitions.

A. Definitions. All initial-capitalized words and phrases used throughout this First Amendment have the meanings set forth in the various provisions of this First Amendment. If a word or phrase is not specifically defined in this First Amendment, it has the same meaning as in the Contract.

B. Rules of Construction. Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the Contract and the remain unchanged and in full force and effect. In the event of a conflict between the text of the Contract and the text of this First Amendment, the text of this First Amendment controls.

Section 3. First Renewal of the Contract.

Pursuant to Section 3 of the Contract, as amended, the City and the Contractor hereby renew the Contract for the First Renewal Term.

Section 4. Updated Schedule of Prices.

The Contract is amended to add the Updated Schedule of Prices attached to this First Amendment as **Exhibit A**, which provides the compensation to be paid by the City to the Contractor for Work during the First Renewal Term.

Section 5. Effect.

All terms, conditions, and provisions of the Contract, including pricing, that are not specifically amended, modified, or supplemented by this First Amendment will remain unchanged and in full force and effect as if fully set forth herein. In the event of a conflict between the text of the Contract, or any part thereof, and the text of this First Amendment, the text of this First Amendment will control.

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed by their duly authorized representatives.

ATTEST:

CITY OF WARRENVILLE

By: _____
City Clerk

By: _____
City Administrator

Date: _____

Date: _____

WITNESS:

SEBERT LANDSCAPE COMPANY

By: Trent Leitsch
Printed Name: Trent Leitsch
Date: 1-15-2026

By: Kevin Pryor
Printed Name: Kevin Pryor
Date: 1/15/2026

EXHIBIT A
SCHEDULE OF PRICES FOR FIRST RENEWAL TERM

EXHIBIT A
2026 Mowing and Landscape Maintenance Updated Schedule of Prices

I. LANDSCAPE MAINTENANCE AT CITY-OWNED PROPERTIES	COST/OCCURRENCE	# OCC.	EXTENSION
1 Historical Museum / Albright Building / Leone Schmidt Park - 35530 Second St (Northwest corner of Second St & Warrenville Rd)	\$90.90 /OCC.	30	\$ 2,727.00
2 City Hall - 35258 Manning Ave and 28W701 Stafford Place	\$90.90 /OCC.	30	\$ 2,727.00
3 Police Station - 35245 Warren Avenue	\$111.10 /OCC.	30	\$ 3,333.00
4 Public Works Facility - 35346 Mignin Drive	\$85.85 /OCC.	30	\$ 2,575.50
5 Islands (4) on Warrenville Road	\$90.90 /OCC.	30	\$ 2,727.00
6 Cerny Park - 28W441 Forestview Avenue South	\$141.40 /OCC.	60	\$ 8,484.00
7 Veterans Memorial Islands (3)	\$30.30 /OCC.	30	\$ 909.00
8 West Avenue - both sides of the street, between Old Warrenville Road and south of Galusha Road	\$30.30 /OCC.	30	\$ 909.00
9 Warrenville Road - south side of street, east of bridge over West Branch DuPage River	\$30.30 /OCC.	30	\$ 909.00
10 Rockwell Street - east side of street, between Calumet Avenue East and Butterfield Road	\$30.30 /OCC.	30	\$ 909.00
11 Burk Avenue - both sides of street, between Wagner Drive and Rogers Avenue	\$35.35 /OCC.	30	\$ 1,060.50
12 Batavia Road - both sides of street, between Butterfield Road and Williams Road	\$123.22 /OCC.	30	\$ 3,696.60
13 Batavia Road, west of Illinois Route 59 - north side of the street between Continental Drive and Sanchez Drive. South side of street between the railroad crossing and service entrance to Sutton Square retail center.	\$90.90 /OCC.	30	\$ 2,727.00
14 Aurora Way - both sides of street, between Warrenville Road and Landon Avenue	\$55.55 /OCC.	30	\$ 1,666.50
15 Fox Hollow Lift Station - 15681 Essex Lane	\$30.30 /OCC.	30	\$ 909.00
16 Water Tower and Well Site #8 - 25649 Country Ridge Drive	\$20.20 /OCC.	30	\$ 606.00
17 Well Site #10 - 30W194 Batavia Road	\$20.20 /OCC.	30	\$ 606.00
18 Well Site #12 - 25900 Timber Drive	\$20.20 /OCC.	30	\$ 606.00
19 Well Site #11 - 2W255 River Road	\$20.20 /OCC.	30	\$ 606.00
20 Water Tower and Well Site #9 - 27W601 Warrenville Road	\$40.40 /OCC.	30	\$ 1,212.00
21 West Street Water Tower - 4740 West Street	\$30.30 /OCC.	30	\$ 909.00
22 Warren Avenue Lift Station - 35631 Warren Avenue	\$30.30 /OCC.	30	\$ 909.00
23 Breme Drive Lift Station - 35665 Breme Drive West	\$30.30 /OCC.	30	\$ 909.00
24 Rogers Ave Well Site (abandoned) - 28W436 Rogers Avenue	\$30.30 /OCC.	30	\$ 909.00
25 Williams Rd Lift Station - E. side Williams: Morris Ct to native plants	\$20.20 /OCC.	30	\$ 606.00
26 Batavia Rd: Emerald Green Drive to Seraph Holmes Court to Maple Terrace driveway on north, including PACE Bus Stop	\$20.20 /OCC.	30	\$ 606.00
27 ROW Barkley Ave: Duke Parkway to Estes Street	\$20.20 /OCC.	30	\$ 606.00
28 Well Site #13 - 30W121 Estes Street	\$30.30 /OCC.	30	\$ 909.00
29 ROW Batavia Road parkway at Riverside Avenue	\$20.20 /OCC.	30	\$ 606.00
30 Porter's Landing: 20' wide from River Road to edge of river	\$20.20 /OCC.	30	\$ 606.00
31 Frontage Road at NE Route 56 / Route 59 grass outside wooded area	\$30.30 /OCC.	30	\$ 909.00
32 Calumet Avenue East: Rockwell Street to Route 56 / Butterfield Road	\$50.50 /OCC.	30	\$ 1,515.00
33 East side of River Road: Bower School to Towne Tap	\$95.95 /OCC.	30	\$ 2,878.50
34 Warrenville Entry Monument Sign on Winfield Road	\$20.20 /OCC.	30	\$ 606.00
35 East side of Barkley Avenue: Route 56 / Butterfield Rd to Lakeview Dr	\$25.25 /OCC.	30	\$ 757.50
36 OTRS #2 - Northeast corner of Batavia Road and Warrenville Road	\$85.85 /OCC.	30	\$ 2,575.50
37 Premium Dyed Brown Double Ground Mulch	\$60.60 /CUBIC YARD	100	\$ 6,060.00
SUBTOTAL:			\$ 62,781.60

2026 Mowing and Landscape Maintenance Updated Schedule of Prices

II. ROUTE 56 CLEAN-UP AND REPAIR	COST/OCCURRENCE	# OCC.	EXTENSION
A. Spring	2929 /OCC.	1	\$ 2,929.00
B. Fall	2171.5 /OCC.	1	\$ 2,171.50
C. Policing	555.5 /OCC.	2	\$ 1,111.00
SUBTOTAL:			\$ 6,211.50

III. ROUTE 56 SCHEDULED LANDSCAPE MAINTENANCE	COST/OCCURRENCE	# OCC.	EXTENSION
A. Turf			
1. Fine Turf			
a) Fine Turf Mowing (includes litter removal, hand-weeding)	505 /OCC.	30	\$ 15,150.00
b) Fertilization			
i. Spring	1010 /OCC.	1	\$ 1,010.00
ii. Summer	1010 /OCC.	1	\$ 1,010.00
iii. Fall	1010 /OCC.	1	\$ 1,010.00
c) Herbicide Application			
i. Selective Broadleaf Pre-Emergent Blanket Spray	606 /OCC.	2	\$ 1,212.00
ii. Broadleaf Post-Emergent Blanket Spray	606 /OCC.	2	\$ 1,212.00
iii. Selective Broadleaf - Spot Treatment	202 /OCC.	3	\$ 606.00
B. Perennial Beds and Tree Rings			
1. Perennial Beds			
a) Fertilization	404 /OCC.	1	\$ 404.00
b) Compost	6817.5 /OCC.	1	\$ 6,817.50
c) Weed Control			
i. Pre-emergent	606 /OCC.	1	\$ 606.00
ii. Post-emergent	303 /OCC.	3	\$ 909.00
d) Cut back	404 /OCC.	1	\$ 404.00
e) Bed edging	404 /OCC.	3	\$ 1,212.00
f) Cultivate beds	303 /OCC.	1	\$ 303.00
2. Tree Rings			
a) Fertilization	454.5 /OCC.	1	\$ 454.50
b) Edging Tree Rings	1262.5 /OCC.	2	\$ 2,525.00
c) Weed Control			
i. Pre-emergent	909 /OCC.	1	\$ 909.00
ii. Post-emergent	303 /OCC.	3	\$ 909.00
C. Paths			
1. Weed Control	323.2 /OCC.	8	\$ 2,585.60
D. Seeded Natural Areas Maintenance			
1. Mowing	934.25 /OCC.	2	\$ 1,868.50
2. Weeds/Invasive Woody Plant Control	1818 /OCC.	4	\$ 7,272.00
3. Prescribed burning (either in spring or fall) 3 year rotation 2020 - burn north side (274,342 SF), 2021 - burn south side (274,342 SF), 2022 - no burn	4848 /OCC.	1	\$ 4,848.00
E. Prune Trees	18.18 /TREE	300	\$ 5,454.00
F. Mulch Tree Rings	10.1 /OCC.	1	\$ 10.10
G. Mulch Perennial Beds	7373 /OCC.	1	\$ 7,373.00
SUBTOTAL:			\$ 66,074.20

GRAND TOTAL: \$ 135,067.30

2026 Mowing and Landscape Maintenance Updated Schedule of Prices

IV. CONTINGENCY ITEMS	COST/OCCURRENCE	# OCC.	EXTENSION
A. Seeding Natural Areas Contingencies			
1. Overseeding - Class 4A	2171.5 /ACRE	as needed	
2. Overseeding - Class 4A and Class 5 mix	2323 /ACRE	as needed	
B. Shade Tree, Ornamental Tree, Evergreen Tree Contingencies (Per Tree)			
1. Watering			
a. Gator Bag	25.25 /GATOR BAG	as needed	
b. Fill Gator Bag	12.12 /TREE/OCC.	as needed	